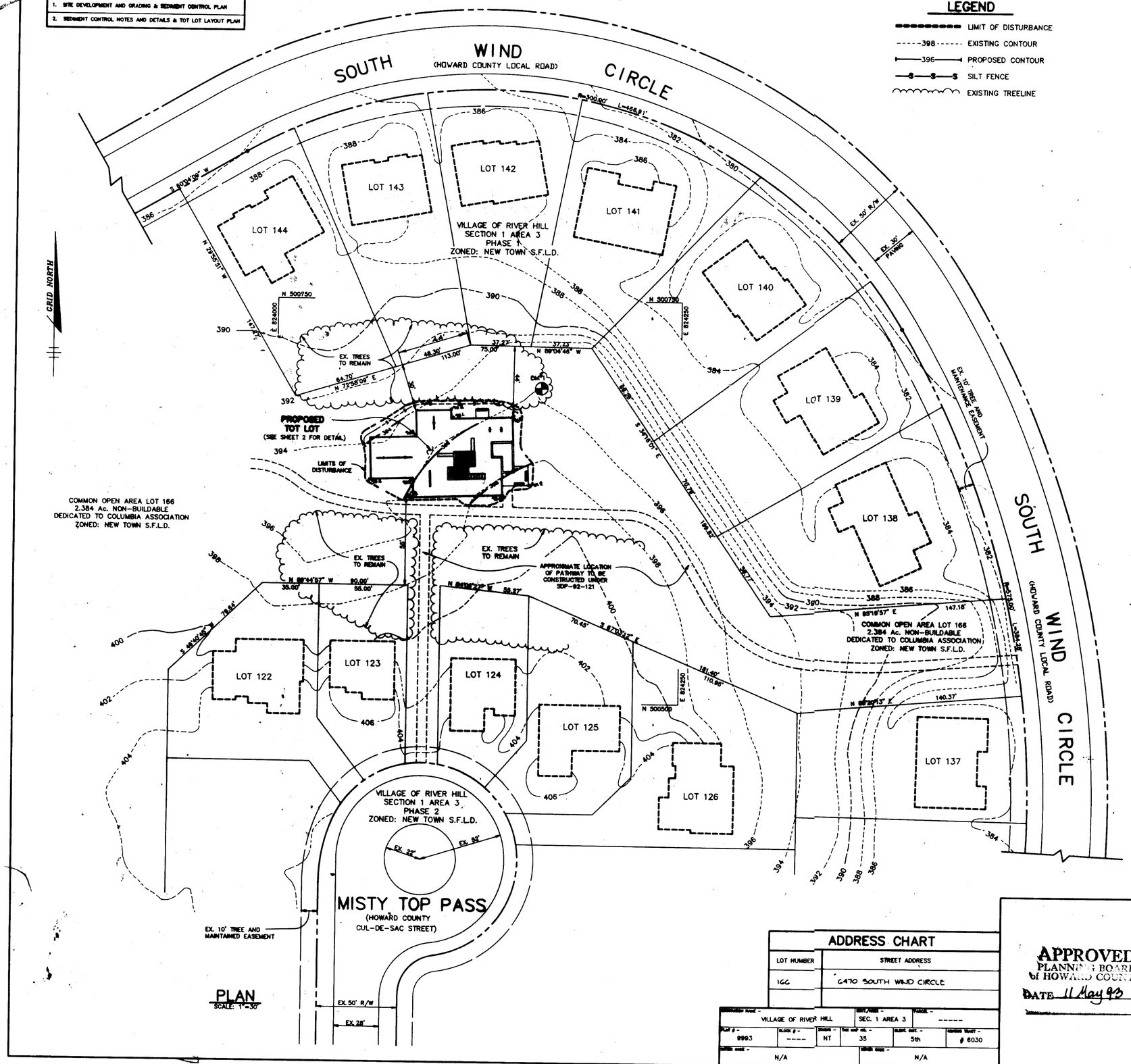
SHEET INDEX



COMMON OPEN AREA LOT 166
2.384 Ac. NON-BUILDABLE
DEDICATED TO COLUMBIA ASSOCIATION
ZONED: NEW TOWN S.F.L.D.

PLAN
SCALE: 1"=30'

LEGEND

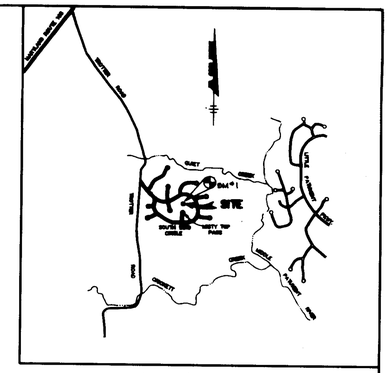
- LIMIT OF DISTURBANCE
- 398 EXISTING CONTOUR
- 396 PROPOSED CONTOUR
- S S S SILT FENCE
- EXISTING TREELINE

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, i.e., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, 1990 AMENDMENTS.
2. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
4. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	313-4900
AT&T CABLE LOCATION DIVERSION	383-3563
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION	313-1880

5. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
6. TOPO TAKEN FROM FIELD RUN SURVEY DATED JAN., 1993 BY RIEMER MUEGGE AND ASSOCIATES, INC.
7. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.



VICINITY MAP
SCALE: 1"=2000'

SITE ANALYSIS

TOTAL AREA = 2.384 ACRES; 103,847 SQ. FT.
ZONED: NEW TOWN S.F.L.D.
PROPOSED USE OF STRUCTURES(S). - TOT LOT
OPEN SPACE (GREEN AREA) TO REMAIN ON SITE: 2.384 Ac.

BENCHMARK

BM #1 ELEV. 388.30
R.R. SPIKE SET IN 18" WILD CHERRY TREE @ N.E. END OF HEDGEROW.
N 500704.52
E 824102.87

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
166	6470 SOUTH WIND CIRCLE

SUBDIVISION NAME - VILLAGE OF RIVER HILL			SECT./AREA - SEC. 1 AREA 3		PARCEL - -----
PLAT # - 9993	BLOCK # - ----	ZONING - NT	TAX MAP NO. - 35	ELEC. DIST. - 5th	CENSUS TRACT - # 6030
WATER CODE - N/A			SEWER CODE - N/A		

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11 May 93

AS BUILT CERTIFICATE

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER — DATE 8-25-93

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 8/27/93

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 8/27/93

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR — DATE 8/20/93

CHIEF, BUREAU OF ENGINEERING — DATE 8/20/93

DATE	NO.	REVISION

OWNER / DEVELOPER

COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044

PROJECT
PHEASANT RIDGE TOT LOT

AREA — TAX MAP 35
VILLAGE OF RIVER HILL SECTION 1 AREA 3 PHASE 1
LOT 166
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT AND GRADING & SEDIMENT CONTROL PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER Dennis Ellis — DATE 5.26.93

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER — DATE 6.1.93

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S. SOIL CONSERVATION SERVICE — DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT — DATE

6-1-93
DATE

STATE OF MARYLAND
ARTHUR E. MUEGGE
NO. 8707
REGISTERED
PROFESSIONAL ENGINEER

ARTHUR E. MUEGGE #8707

F-91-98, FDP PHASE 2IO, SDP-92-121	
DESIGNED BY :	D.B.S
DRAWN BY :	D.B.S.
PROJECT NO :	89800
DATE :	MARCH 19, 1993
SCALE :	AS SHOWN
DRAWING NO.	1 OF 2

SDP 93-93

SDP-93-93

PERMANENT SEEDING

Seedbed Preparation: Flat areas and slopes up to 3:1 slope shall be loose and friable to a depth of at least 3 inches. The top layer of soil shall be loosened by raking, discing or other acceptable means before seeding. Slopes steeper than 3:1 shall have the top 1 to 3 inches of soil loose and friable before seeding.

Soil Amendments: Use one of the following schedules.

Lime and fertilize according to soil tests. Lime and fertilizer needs can be determined by a soil testing laboratory, such as the University of Maryland's Soil Testing Laboratory.

In lieu of soil test results, use one of the following schedules.

1) Preferred – Apply 2 tons per acre dolomitic limestone (92 LBS/1000 SF) and 600 LBS per acre 10–10–10 fertilizer (14 LBS/1000 SF) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 LBS per acre 30–0–0 ureaform fertilizer (01 LBS/1000 SF)

2) Acceptable – Apply 2 tons per acre dolomitic limestone (92 LBS/1000 SF) and 1000 LBS per acre 10–10–10 fertilizer (23 LBS/1000 SF) before seeding. Harrow or disc into upper three inches of soil.

On slopes steeper than 3:1 slope, the lime and fertilizer shall be worked the best way possible. On sloping land, the final harrowing or discing operation should be on the contour wherever feasible. No attempt should be made to drag any disced area to make the soil surface smooth after discing.

Seeding:

For the periods March 1 thru April 30, and August 1 thru October 15. Seed with 60 LBS per acre (1.4) LBS/1000 SF) of Kentucky 31 Tall Fescue.

For the period May 1 thru July 31.
Seed with 60 LBS Kentucky 31 Tall Fescue per acre and 2 LBS per acre (.05 LBS/1000 SF) of Weeping Lovegrass.

For the period October 16 thru February 28, protect site by:
Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring.
Option (2) Use sod.
Option (3) Seed with 60 LBS/acre (1.4 LBS/1000 SF) Kentucky 31 Tall Fescue and mulch with 2 tons per acre well–anchored straw.

Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry includes seed and fertilizer) on a firm, moist seedbed. Maximum seeding depth should be 1/4 inch on clayey soils and 1/2 inch on sandy soils, when using other than hydroseeder method of application. Note: If hydroseeding is used and the seed and fertilizer is mixed, they shall be mixed on site and the seeding shall be immediate without interruption.

Mulching: See Mulching Specification.

Irrigation:

If soil moisture is deficient, supply new seedings with adequate water for plant growth until they are firmly established, if feasible. This is especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

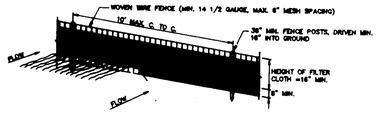
Maintenance:

Irrigation – If soil moisture becomes deficient, irrigate to prevent loss of stand of protective vegetation, if feasible.
Repairs – Inspect all seeded areas for failures and make necessary repairs, replacements, and reseeding within the planting season, if possible.

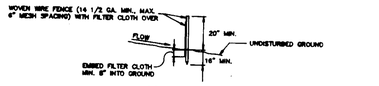
1) If stand is inadequate for erosion control, overseed and fertilize using half of the rates originally applied.
2) If stand is over 60% damaged, reestablish following original lime, fertilizer, seedbed preparation and seeding recommendations.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. INSTALL SILT FENCE
3. CLEAR AND GRUB AREA OF CONSTRUCTION AND GRADE AREA FOR TOT LOT
4. INSTALL TOT LOT AND MAINTAIN POSITIVE DRAINAGE
5. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SILT FENCE AND STABILIZE IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.



PERSPECTIVE VIEW



SECTION

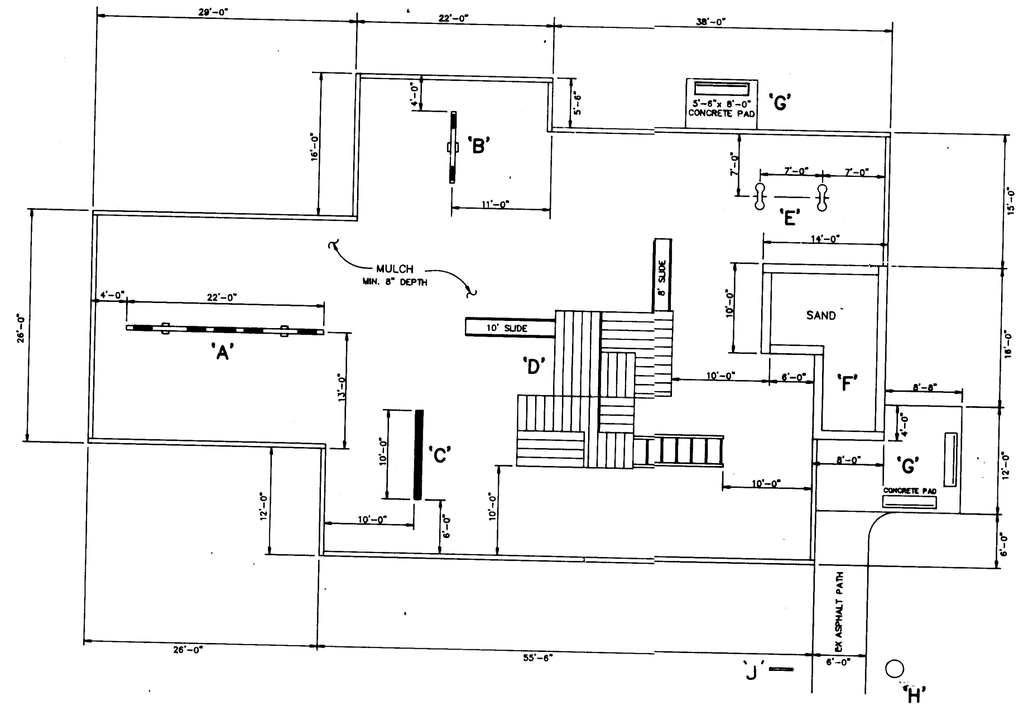
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

POSTS : Steel, either T or U type or 2" hardwood.
FENCE : Woven wire, 14 GA., 6" max. mesh opening.
FILTER CLOTH : Filter X, Mirafi 100X, Stabilinka T140N or approved equal.
PREFABRICATED UNIT : Geofab, Enviofence or approved equal.

SILT FENCE DETAIL

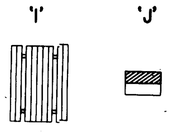
NO SCALE



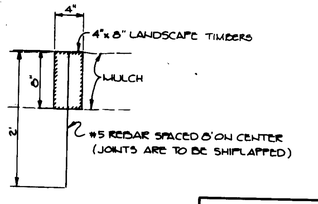
PLAN
SCALE: 1/8"=1'-0"

EQUIPMENT:

- A DBL. T SWING (WITH 5 SWING SEATS)
- B T SWING (WITH 2 INFANT SWINGS)
- C BALANCE BEAM
- D FORT 700 (WITH 2 SLIDES)
- E (2) SPRING ANIMALS
- F SANDBOX
- G (3) PERMANENT BENCHES
- H TRASH CONTAINER
- I (2) PICNIC TABLES
- J BULLETIN BOARD



ACTUAL LOCATION OF PICNIC TABLES AND BULLETIN BOARD TO BE DETERMINED IN THE FIELD



EDGING DETAIL
NOT TO SCALE

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL.
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within : a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around the perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL for permanent seedings (Sec. 51), and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis :

Total Area of Lot 166	2.564 acres
Area Disturbed	0.154 acres
Area to be roofed or paved	0.000 acres
Area to be vegetatively stabilized	0.154 acres
Total Cut	10 cu.yds.
Total Fill	10 cu.yds.

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Department of Public Works Sediment Control Inspector.
10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
11. Sediment will be removed form traps when its depth reaches clean out elevation shown on the plans.
12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.

TEMPORARY SEEDING

Seedbed Preparation:

When the area to be seeded has been recently loosened to the extent that an adequate seedbed exists, no additional treatment is required. However, when the area to be seeded is packed, crusted, and hard, the top 3 inches of soil shall be loosened by discing, raking or other acceptable means before seeding.

Soil Amendments:

For temporary seedings, fertilizer shall be applied at the rate of 600 LBS per acre (15 LBS/1000 SF), using 10–10–10 or equivalent. Soils which are highly acid should be limed.

Seeding:

For periods March 1 thru April 30 and August 15 thru November 15. Seed with 2 1/2 BU per acre (3.2 LBS/1000 SF) of annual rye.

For the period May 1 thru August 14. Seed with 3 LBS per acre (.07 LBS/1000 SF) of Weeping Lovegrass.

For the period November 16 thru February 28, protect site by: Applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry includes seed and fertilizer).

Mulching: See Mulching Specification.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11 May 93

AS BUILT CERTIFICATE

DATE

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON–SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER — DATE 5.26.93

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER — DATE 6.1.93

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S. SOIL CONSERVATION SERVICE — DATE 7/3/93

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT — DATE 7/3/93

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER — DATE 8-25-93

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 8/25/93

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT JA — DATE 8/27/93

APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

DIRECTOR (Acting) — DATE 8/26/93

CHIEF, BUREAU OF ENGINEERING M.K. — DATE 8/27/93

DATE	NO.	REVISION

OWNER / DEVELOPER

COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044

PROJECT
PHEASANT RIDGE TOT LOT

AREA
TAX MAP 35
VILLAGE OF RIVER HILL SECTION 1 AREA 3 PHASE 1
LOT 166
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
GRADING AND SEDIMENT CONTROL NOTES AND DETAILS

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

6.1.93
DATE

STATE OF MARYLAND — ARTHUR EDWARD MUEGGE — No. 8707 — REGISTERED PROFESSIONAL ENGINEER

ARTHUR E. MUEGGE #8707

F-91-98, FDP PHASE 2(C) SDP-92-121	
DESIGNED BY :	D.B.S.
DRAWN BY :	D.B.S.
PROJECT NO :	89800
DATE :	MARCH 19, 1993
SCALE :	AS SHOWN
DRAWING NO.	2 OF 2

SDP-93-93

SDP-93-93